

93 acres/37.6 hectares

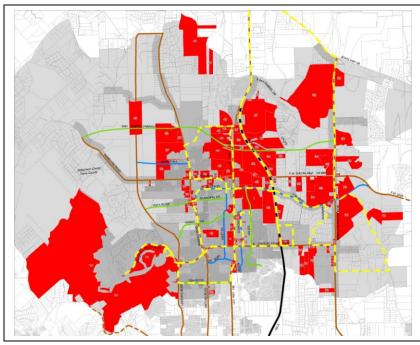
183-A is 2.5 miles/4 km west

Utilities

Greenfield with River frontage

Williamson County

Mr. Joel Melrose
World Class Capital Group, LLC
98 San Jacinto Blvd., Suite 540
Austin, TX 78701
(512) 322-9275 office
(512) 322-9238 facs
(512) 565-1066 mobile
imelrose@wccgaustin.com
www.wccgaustin.com



Property	T						
Total Acreage: 93 acres/37.6 h		Map: MAPSCO Austin 2006 Street Guide, pg. 313, Sec. B, C, F, G					
Location							
City: Leander Extra Territorial	(ETJ) County: Williamson						
Address/Directions: Located of							
Within City Limits: Yes, frontage	Side of Itohula VI.	Distance from City Limits: Immediately East					
Distance to US Highways: 2.5 Distance to Interstate Highway		Type of Zoning: Single-Family on frontage					
General Site Information							
Previous Use of Site: Open La	General Condition: Good			Dimensions: 1,510 x 2,210 feet/460 x 674 meters			
Soil Composition (based upon Service, Soil Survey of William of 1983): Denton-Eckrant-Dos and very shallow, calcareous, or soils formed in indurated fraction earths; on uplands with variable	son County, s: moderate clayey, cobb ured limesto le 1 to 30 per	Issued January ely deep, shallow ly, and stony ne or limey cent slopes	risk of corr concrete	ell Capacit osion for	uncoated s	teel and a lo	ith a moderate to high ow risk of corrosion for
Adjoining Acreage Available: Yes		Can Site Be Divide	ed: Yes		Lot Size: Negotiable		
Improvements							
•		Name of Dailyand	- Union Book	in Courth	Doolfie	Camital Mat	na Cammutan Ball
Rail Served: No	haura ta				•	•	ro Commuter Rail
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Frontage on the San Gabriel River and 2,000 feet (610 meters) of Ronald W. Reagan Blvd. (Parmer Lane) frontage					
Fenced: Yes		Landscaped: No					
Located within an Industrial Park: No		Type of Business: Office Campus, Multifamily, Residential					
Deed Restriction(s): No		Covenants: No					
Utilities							
of Engineering (512) 528-2700		Water - Size of Nea design and engine Pressure: Not app	ering needed		Sewer - Size of Nearest Line: Plan, design and engineering needed		
Electric Service: Pedernales Electric Cooperative (PEC) Phone: (8		30) 868-6041 Facs: (512) 268-) 268-0328	Email: Trista.fugate@peci.com		
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Lir	ne: 8 inch/20.3	8 inch/20.3 cm		essure: Intermediate Pressure at Crystal Is Pkwy., 2.5 miles/4 km to Ronald Reagan rd. and 4.2 miles/6.8 km to 313 K site	
T&T and/or SuddenLink and/or (97)		12) 870-4430 9) 595-2424	Facs: (512) 870-4475 (979) 595-2445		and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com	
Solid Waste Disposal: Clawson Disposal, Inc. Phone: (5		12) 259-1709	Facs: (512) 746-5807				awsondisp@earthlink.ne
			·				
Sales Information							
Contact: Mr. Joel Phor Melrose 1066	ne: (512) 565	Facs: (512	Email: jmelros		se@wccgaustin.com		Web Site: www.wccgaustin.com
Sales Price: Negotiable		Lease Price: Not Applicable					
Comments: Located on the stu frontage along Ronald W. Reag future San Gabriel Pkwy. for ea location for office campus, mu	gan Blvd., the st/west acce	e site has north/so ess to US 183 and	uth esplanade 183-A. There	cuts on F is very litt	Ronald W. F	Reagan Blvd	d. and aligns with the